

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Orange County Housing Authority</u> PHA Code: <u>CAO94</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>																			
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>NA</u> Number of HCV units: <u>10,024</u>																			
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																			
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																			
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV															
	PHA 1: NA																			
	PHA 2: NA																			
	PHA 3: NA																			
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. NA																			
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: NA To be completed only at 5-Year update.																			
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. NA To be completed only at 5-Year update.																			
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ul style="list-style-type: none"> OCHA has not revised any of the PHA Plan elements since its last Annual Plan submission. The amounts included in the "The Statement of Financial Resources" have been updated as follows: <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p align="center">Statement of Financial Resources</p> <p align="center"><i>The financial resources anticipated to be available in 2012 for OCHA to administer HUD's tenant-based rental assistance program:</i></p> <table border="1"> <thead> <tr> <th>Funding Source</th> <th>Amount</th> <th>Purpose</th> </tr> </thead> <tbody> <tr> <td>Annual Contributions for HCV Program</td> <td>\$110,363,021</td> <td>Rental assistance for low-income families.</td> </tr> <tr> <td>FSS Coordinators</td> <td>\$ 194,970</td> <td>Coordination of program supportive services.</td> </tr> <tr> <td>Rental Assistance Non-Elderly Disabled</td> <td>\$ 459,792</td> <td>Assistance for NED to move from nursing care facilities to community and receive services.</td> </tr> <tr> <td>Veterans Affairs Supportive Housing</td> <td>\$ 3,340,541</td> <td>Rental assistance for homeless veterans</td> </tr> </tbody> </table> </div> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.</p> <p>Address: 1770 North Broadway Santa Ana, CA. 92706</p> <p>OCHA website: www.ochousing.org</p>					Funding Source	Amount	Purpose	Annual Contributions for HCV Program	\$110,363,021	Rental assistance for low-income families.	FSS Coordinators	\$ 194,970	Coordination of program supportive services.	Rental Assistance Non-Elderly Disabled	\$ 459,792	Assistance for NED to move from nursing care facilities to community and receive services.	Veterans Affairs Supportive Housing	\$ 3,340,541	Rental assistance for homeless veterans
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7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. NA (public housing)																			
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NA (public housing)																			

8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. NA (public housing)
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. NA (public housing)
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. NA (public housing)
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. NA (High Performing PHAs complete only for Annual Plan submitted with the 5-Year Plan).

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. NA (High Performing PHAs complete only for Annual Plan submitted with the 5-Year Plan).
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>NA (High Performing PHAs complete only for Annual Plan submitted with the 5-Year Plan).</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".</p> <p>OCHA has not made any amendments or substantial deviations / modifications to the Annual PHA Plan since last Annual Plan submission.</p>

11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, (NA) <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) NA</p> <p>(c) Form HUD-50071, (NA) <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, (NA) <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, (NA) <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements:</p> <p>(h) Form HUD-50075.1, (NA) <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, (NA) <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <p>(k) VAWA: OCHA Goals & Objectives, OCHA Policy</p> <p>(l) OCHA Definition of "Significant Amendments" or "Substantial Modifications" to OCHA Annual PHA Plan</p>
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PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Orange County Housing Authority

PHA Name

CA094

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

X Annual PHA Plan for Fiscal Years 2011 20 12

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Karen Roper

Title

Executive Director

Signature

Date

3/27/12

**ORANGE COUNTY HOUSING AUTHORITY (OCHA)
Violence Against Women Act (VAWA) Policy**

In January 2006, President Bush signed a law known as Violence Against Women and the Department of Justice Reauthorization Act of 2005 (VAWA) with technical amendments following on August 12, 2006. Portions of this law create new protections for those who are assisted with (Section 8) Housing Choice Vouchers if they become victims of domestic violence, dating violence and stalking.

The following is a brief summary of the principal provisions of the law. The information in this handout is intended to inform participants and landlords of their rights and responsibilities under VAWA.

Protections under VAWA

1. **Denial of Assistance:** VAWA provides that an applicant cannot be denied assistance or admission because he or she is a victim of domestic violence, dating violence, or stalking if the applicant is otherwise qualified for assistance or admission to rental assistance programs.
2. **Termination of Assistance:** Criminal activity directly relating to domestic violence, dating violence, or stalking shall not be considered cause for termination of assistance for any participant or immediate member of a participant's family who is a victim of the domestic violence, dating violence, or stalking.
3. **Lease terms:** An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a "serious or repeated" violation of the lease by the victim or threatened victim of that violence and shall not be good cause for terminating the assistance, tenancy or occupancy rights of the victim of that violence.

Removal of/Termination of Assistance to Perpetrator

VAWA also creates a new authority under Federal law that allows a Public Housing Agency, or an owner of a Section 8-assisted property to evict, remove, or terminate assistance to any individual tenant or lawful occupant of the property who engages in criminal acts of physical violence against family members or others. This may be done without evicting or taking any other adverse action to the other occupants.

Limitations

There are some limitations to these protections:

- Assistance and/or tenancy may be terminated if OCHA, the owner, or the manager can demonstrate that an assisted tenant posed "an actual and imminent threat" to other tenants or to persons employed at or providing services at a rental property or unit.
- Assistance and/or tenancy may be terminated for lease violations that are not based on an incident or incidents of domestic violence, dating violence or stalking for which VAWA provides protections.

Orange County Housing Authority (CA094)
ANAL PHA PLAN FY 2012
ATTACHMENT 11.0 (j)

Verification/Certification

OCHA shall require verification or certification concerning the incident or incidents where an individual claims VAWA protections in one of the following three ways:

- Police report or court order
- Other document signed by a professional person from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking.
- HUD approved form (50066)

Failure to provide verification within fourteen (14) business days of the date requested will result in loss of protection under VAWA.

Confidentiality

Information provided about an incident or incidents of domestic violence, dating violence or stalking shall be retained by OCHA in confidence and shall not be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in an eviction proceeding as permitted in VAWA, or
3. required by applicable law.

Portability/Moving to Another Location

An OCHA tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding if the term of the tenant's existing lease has not expired) as long as the tenant has complied with all other requirements and must relocate in order to protect the health or safety of a person who was or is the victim of domestic violence, dating violence, or stalking. However, the victim must have a reasonable belief that he or she is imminently threatened by harm from further violence if he or she remains in the present location.

**If you have questions about this handout or your right under VAWA,
please contact your Occupancy Specialist or Field Representative at OCHA**

For complete text of VAWA see Public Law 109-162 (Title VI, Sections 606 and 607)

www.gpoaccess.gov/plaws/index.html

**For more information about domestic violence resources in Orange County,
please call: 2-1-1 (formerly Orange County Info Link)**

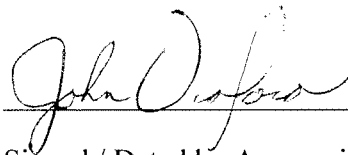
National Domestic Violence Hotline: (800) 779-7233 (SAFE) or (800) 787-3224 (TTY)

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, John Viafora the Housing & Community Development Manager certify that the Five Year and Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of County of Orange, California prepared pursuant to 24 CFR Part 91.

 1-19-2012
Signed / Dated by Appropriate State or Local Official

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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Thomas R. Hatch the Chief Executive Officer certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Costa Mesa, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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Expires 4/30/2011**

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Consolidated Plan**

I, Raymond H. Kromer the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Fountain Valley, California prepared pursuant to 24 CFR Part 91.

 1-23-12
(Signed / Dated by Appropriate State or Local Official

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Office of Public and Indian Housing
Expires 4/30/2011**

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I, Joe Felz the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Fullerton, California prepared pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226

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I, Fred Wilson the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Huntington Beach, California prepared pursuant to 24 CFR Part 91.



2-29-11

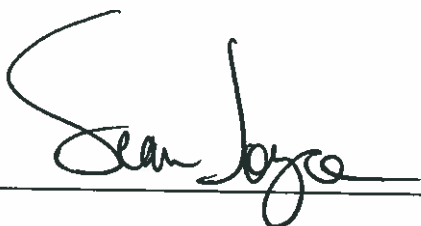
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Expires 4/30/2011**

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I, Sean Joyce the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Irvine, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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I, Don Hannah the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
La Habra, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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Expires 4/30/2011**

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I, Tim Casey the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Laguna Niguel, California prepared pursuant to 24 CFR Part 91.

 1/24/12
Signed / Dated by Appropriate State or Local Official

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I, David Belmer the Assistant City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Lake Forest, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
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I, Charles E. Wilson the Director of Community Development certify that the Five Year and Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of Mission Viejo, California prepared pursuant to 24 CFR Part 91.

Charles E. Wilson 2/29/12

Signed / Dated by Appropriate State or Local Official

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I, David Kiff the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Newport Beach, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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I, John W. Sibley the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Orange, California prepared pursuant to 24 CFR Part 91.

 1/24/12
Signed / Dated by Appropriate State or Local Official

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I, Karen P. Brust the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
San Juan Capistrano, California prepared pursuant to 24 CFR Part 91.



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I, Elizabeth Binsack the Community Development Director certify that the Five Year and Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of Tustin, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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I, Mitch Waller the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Westminster, California prepared pursuant to 24 CFR Part 91.



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I, John Viafora the Housing & Community Development Manager certify that the Five Year and Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of County of Orange, California prepared pursuant to 24 CFR Part 91.

 1-19-2012
Signed / Dated by Appropriate State or Local Official

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Consolidated Plan**

I, Rick Warsinski the City Manager certify that the Five Year and
Annual PHA Plan of the Orange County Housing Authority is consistent with the Consolidated Plan of
Buena Park, California prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official